

THIS INSTRUMENT PREPARED BY AND RETURN TO.

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-043-010-09208-000**

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 8 day of December, 2022 by **S & P INVESTMENT HOLDING, LLC**, A Florida Limited liability company, herein called the grantor, to **SHIRLEY R. RICKS**, an unmarried woman whose post office address is **32 MAXSON ROAD, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10 00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of Florida, viz .

**Lot 45, Block "32", of Wakulla Gardens, Unit Three, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 43, of the Public Records of Wakulla County, Florida.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2022 and thereafter. TOGETHER WITH A 1997 Value Trailer Single Wide Mobile Home, Vin No. GAFLT39A07544V421, Title No. 74117539, title is retired.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Aulora Whatley*  
Witness #1 Signature

Aulora Whatley  
Witness #1 Printed Name

*Sarah Halls*  
Witness #2 Signature

Sawana Hollings  
Witness #2 Printed Name

**S & P INVESTMENT HOLDING, LLC, A Florida Limited liability company**

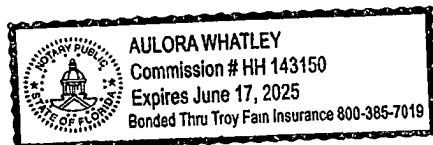
*Keith Shields*  
**KEITH SHIELDS, MANAGER**  
12 ASPHALT WAY, CRAWFORDVILLE, FL 32327

*Ralph Pigott, III*  
**RALPH PIGOTT, III, MANAGER**

**STATE OF FLORIDA  
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by ( X ) physical presence or ( ) online notarization this 8 day of December, 2022 by **KEITH SHIELDS AND RALPH PIGOTT, III, MANAGERS** of **S & P INVESTMENT HOLDING, LLC, A Florida Limited liability company** on behalf of the corporation They are personally known to me or have produced \_\_\_\_\_ as identification

**SEAL**



*Aulora Whatley*  
Notary Signature

My Commission Expires:

Printed Notary Signature